

# Improvements to McKINNEY PLAYGROUND



# PROJECT OVERVIEW



# PROJECT TEAM

---

**Cathy Baker-Eclipse**

Project Manager

[Cathy.Baker-Eclipse@boston.gov](mailto:Cathy.Baker-Eclipse@boston.gov) or 617-961-3058

**Megan Tomkins**

Principal, CBA Landscape Architects, LLC

**Conor Newman**

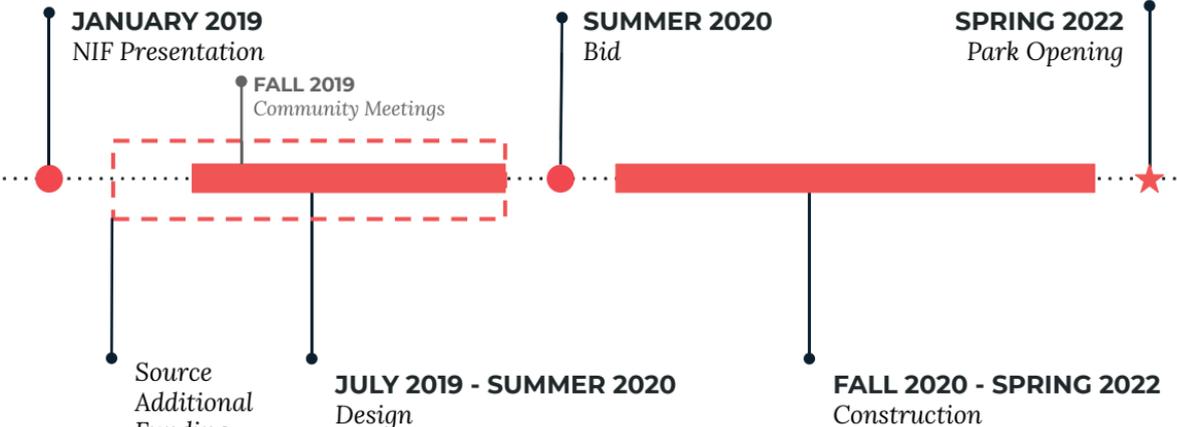
Office of Neighborhood Services

[conor.newman@boston.gov](mailto:conor.newman@boston.gov) or 617-635-2678



# TIMELINE

---



Construction Estimate:  
\$3.5 million

Funding Sources:  
City of Boston  
Boston College Neighborhood  
Improvement Fund (\$750,000)

# CITY OF BOSTON PRIORITIES

---

- **Expanding walkable access to parks**
- **Addressing equity**
- **Climate resilience**
- **Health**
- **Housing and community building**



# **PARKS & RECREATION GOALS**

---

- **Accessible and available to all**
- **Diverse, balanced, and efficient mix of uses**
- **Meaningful and inclusive community engagement**
- **Adaptive and resilient landscapes**
- **Promote connections**





City of Boston  
Priorities

Safety Guidelines+  
Regulatory  
Guidelines

**PARK  
DESIGN**

Parks + Recreation  
Goals

Community  
Input

# EXISTING CONDITIONS



# NEIGHBORHOOD CONTEXT



## ANALYSIS: PARK USAGE (2017-2019)

---

During the 2017 Master Plan, the park use permits from 2013-2016 were analyzed and there was constant use of all 3 ball fields.

CBA and the BPRD reviewed park use for 2017-2019 and all 3 ball fields were constantly being used during April-November; however many of the use permits pulled for the Softball field were for other sports, like Baseball, Little League or Soccer.

## ANALYSIS: GRASS VS. ARTIFICIAL TURF FIELDS

---

### GRASS FIELD

**24 USE HOURS RECOMMENDED  
MAX./WEEK**  
(BASED ON 3 SEASONS/34 WEEKS)

**816 HOURS/YEAR  
TOTAL**

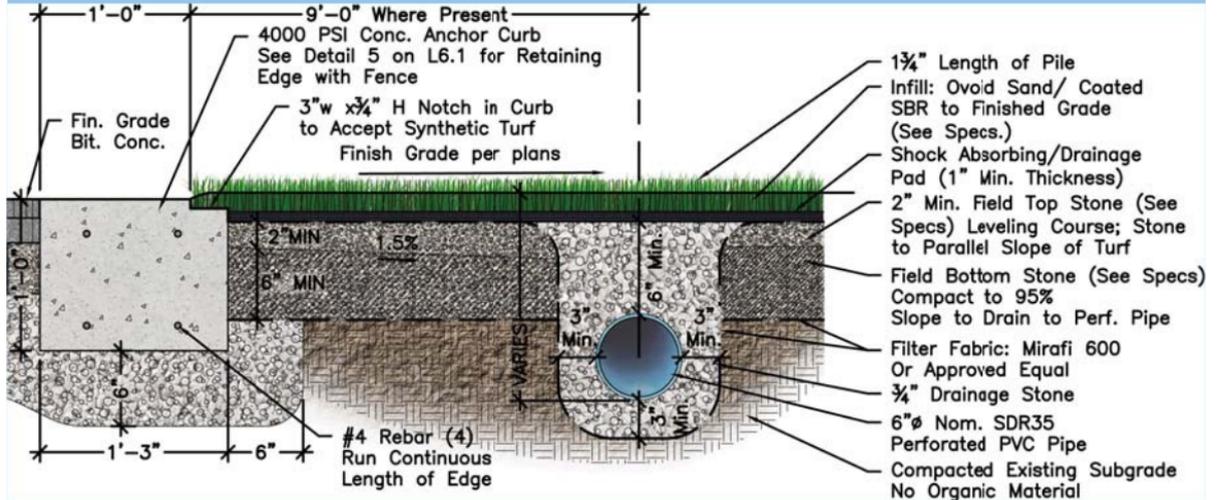
### ARTIFICIAL TURF FIELD

**88+ USE HOURS/WEEK**  
(BASED ON 3 SEASONS/34 WEEKS)

**3,000 HOURS/YEAR TOTAL**



# ARTIFICIAL TURF: TYPICAL DRAINAGE



# EXISTING CONDITIONS: USE ZONES



# EC IMAGES: PLAYGROUND & COURTS



Ages 5-12 Play Structure



Courts



Ages 2-5 Play Structure



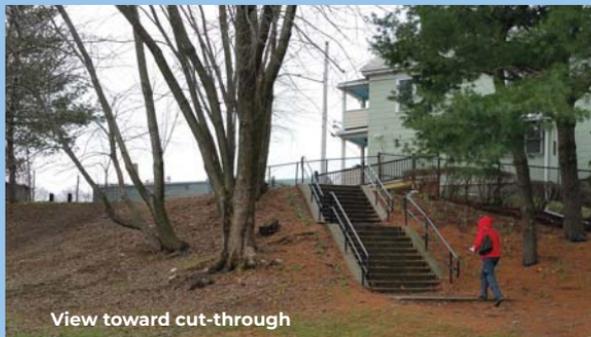
Soccer in Street Hockey Court



# EC IMAGES: SPORTS FIELDS & SOUTHERN ENTRY



Soccer



View toward cut-through



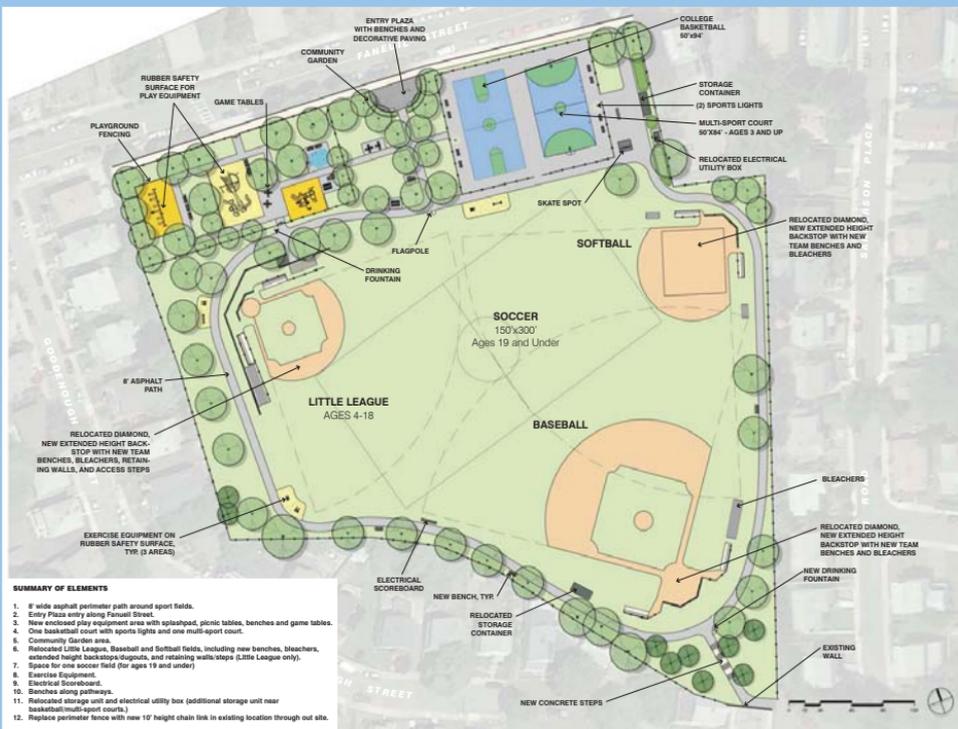
Baseball



View back from cut-through



# 2017 MASTER PLAN



# 2017 MASTER PLAN and GOALS

---

In 2016-2017, CBA produced a Master Plan for McKinney Playground. The Master Plan Report included site context, site history, current uses and existing conditions, and site analysis. Three public meetings were held.

Several goals were identified during the Master Plan process:

- Improve circulation through the park and across the neighborhood by adding a walking path.
  - Co-benefit: walking paths increase the recreational opportunities of underserved park users like teenage girls and seniors.
- Improve the identity of the park through improved entrances and passive spaces.
- Optimize field uses and availability.
  - Artificial turf will extend the programmable hours of the ball fields.
  - Sports lighting will also extend the programmable hours of the ball fields.
- Modernize the play area to promote healthy activities for children ages 2-12.



# 2019 FIRST COMMUNITY MEETING SUMMARY

---

The first public meeting was held on November 20, 2019. Some key points were:

- Neighbors expressed interest in a soccer field.
- Neighbors questioned whether all 3 ball fields are necessary.
- Neighbors voiced concerns that the artificial turf would make the park feel more like a sports facility rather than a neighborhood park.
- Neighbors currently use the park to walk dogs.
- Neighbors support a new perimeter walking path around the sports fields.
- A picnic area or passive lawn space was suggested near Faneuil Street.
- The utility cabinet on Faneuil Street can be relocated to make a welcoming entry to the park.
- Parking on the site needs to be controlled.



# REFINED MASTER PLAN

Artificial Turf Little League, Baseball, Softball, and Soccer Fields



# ALTERNATE MASTER PLAN

Artificial Turf Little League, Baseball, and Soccer Fields - No Softball Field



# Faneuil Street Entry Option A - Enlargement



# Faneuil Street Entry Option B - Enlargement



# Faneuil Street Entry Option C - Enlargement



# MATERIALS: FIELDS Artificial Turf Field & LED Sports Lighting

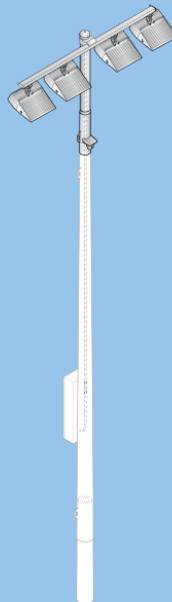


Datasheet: **Light-Structure System\***

1 2 3 4 **5**

**5 Easy Pieces\***

## TLC for LED\* – Poletop Luminaire Assembly, Weld On



### Overview

The factory-aimed poletop luminaire assembly is the upper section of the pole and slip-fits together with the galvanized steel pole.

### Features

- Each luminaire is factory-built, tested, and ships as a unit
- Luminaires are factory-aimed to two-tenths degree of accuracy
- Luminaire mounts and connects in a single step
- Slip-fit connection allows assembly with come-alongs
- All luminaires are factory-wired to a quick connect harness for easy installation
- Labels identify pole and luminaire location
- No exposed wiring or conduit
- Factory-set pole alignment beam allows easy field alignment

### Technical Specifications

#### Construction

- Crossarms and pole shaft hot-dip galvanizing inside and outside after fabrication meets ASTM-A123 and EN 1461 standards
- All aluminum components are powder-coated or anodized to mil-A-8625F and BS 5399
- Luminaire and knuckle are powder-coated die-cast aluminum
- All stainless steel fasteners are passivated and coated
- Crossarms are constructed of rectangular steel tubing
- Polecap is attached with stainless steel lanyard and securing bolt

#### Quality Assurance Tests

- Galvanizing thickness
- High potential dielectric withstand
- Electrical continuity



TLC for LED is a trademark of Musco Sports Lighting, LLC and is registered in the United States. ©2015, 2018 Musco Sports Lighting, LLC. U.S. and foreign patents issued and pending. 10-2218-0002-2

[www.musco.com](http://www.musco.com) | [lighting@musco.com](mailto:lighting@musco.com)

**B**

February 4, 2020  
Boston Parks and Recreation



# MATERIALS: ALTERNATE PATH MATERIALS



Bituminous Concrete Path with a Poured in Place Rubber Shoulder (Yellow Rubber)

NOTE: Base Bid Path Material For Perimeter Path Is Bituminous Concrete Paving



Poured in Place Rubber Path Reinforced with Small-Stone Gravel (Natural Color)



# MATERIALS: PARK ENTRY & FENCES



# MATERIALS: LIGHTING & FURNITURE

Pedestrian Lightpoles,  
Game & Picnic Tables



# MATERIALS: ADULT EXERCISE EQUIPMENT



# MATERIALS: PLAYGROUNDS Swings & Spinners

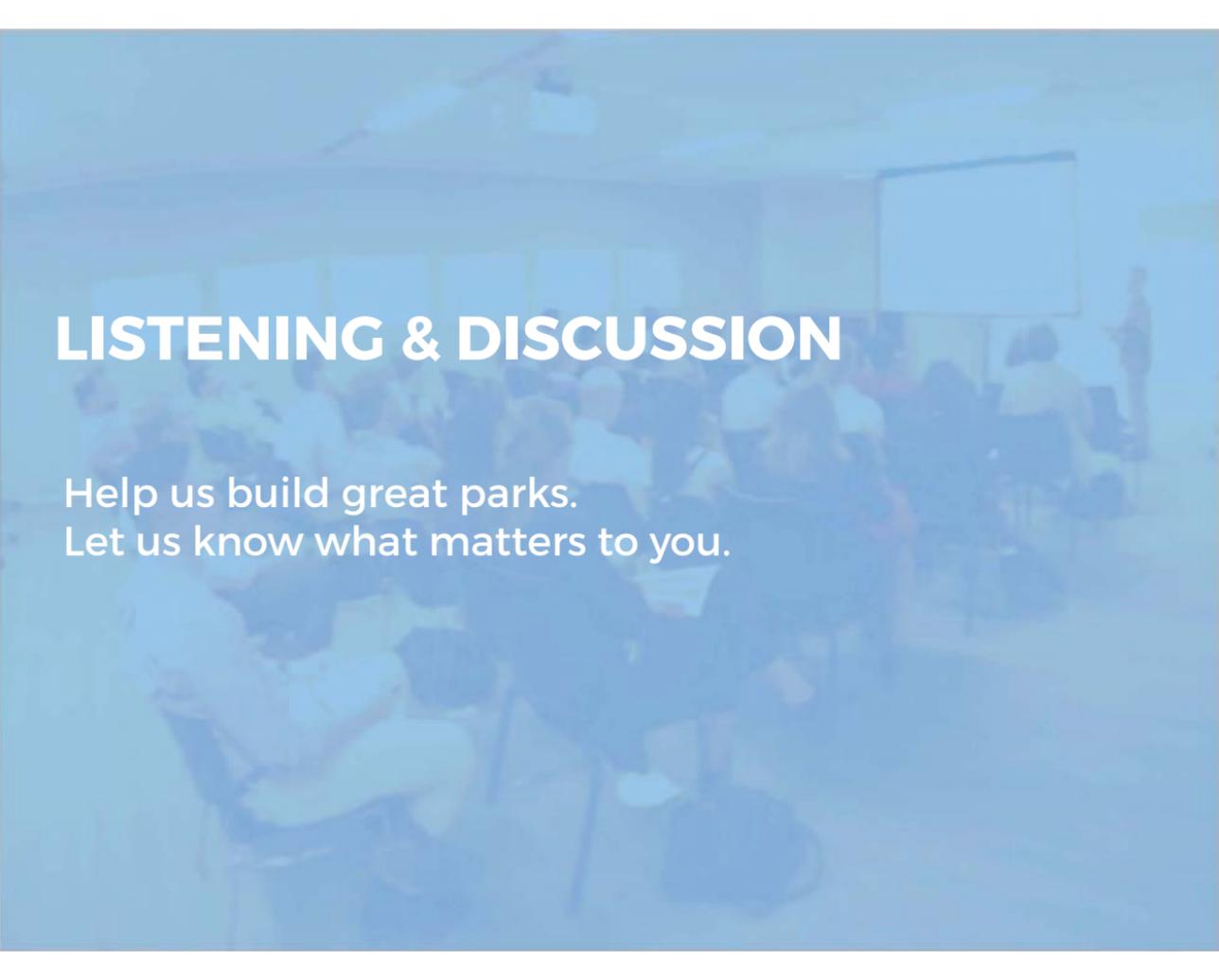


# MATERIALS: PLAYGROUNDS - AGES 2-5



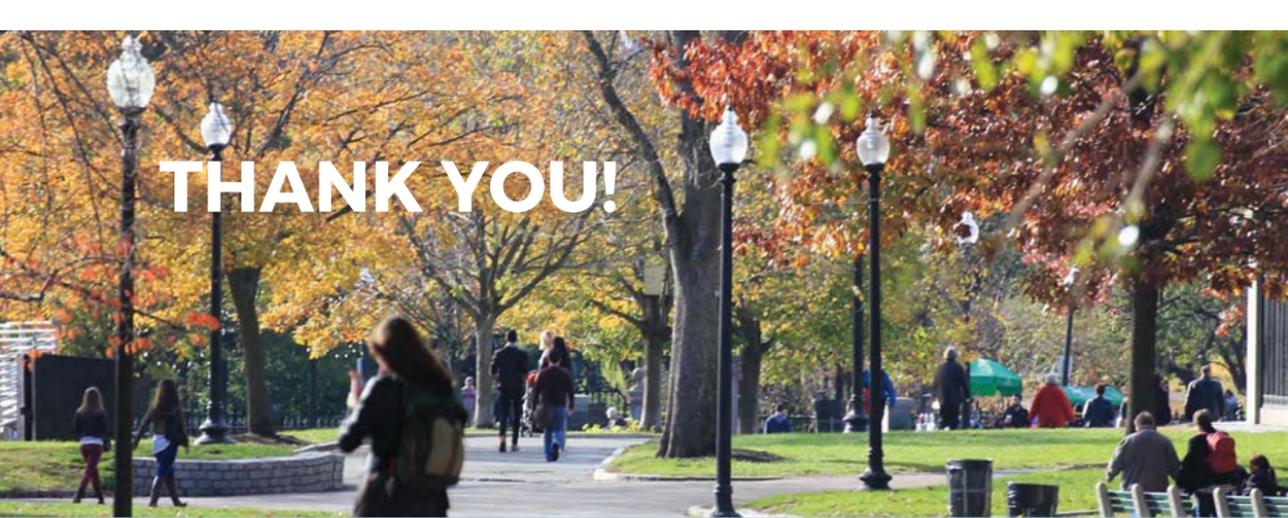
# MATERIALS: PLAYGROUNDS - AGES 5-12





# LISTENING & DISCUSSION

Help us build great parks.  
Let us know what matters to you.



# THANK YOU!

**Next Meeting:  
TBD**

For questions, maintenance requests or concerns regarding any of our parks contact 311

BOS:  
**311**

**B**

February 4, 2020  
Boston Parks and Recreation

